

**TITLE 10  
PART 1  
CHAPTER 21**

**COMMUNITY DEVELOPMENT  
TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS  
MINIMUM ENERGY EFFICIENCY REQUIREMENTS FOR SINGLE  
FAMILY CONSTRUCTION ACTIVITIES**

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§21.1. Purpose.

(a) Texas Government Code, §2306.187 requires that the Department develop and adopt rules relating to Minimum Energy Efficiency requirements for new construction, reconstruction, and rehabilitation activities in Single Family Programs.

(b) This chapter describes the Minimum Energy Efficiency Requirements for all single family construction activities, which includes the Department's HOME Investments Partnership Program (HOME), Housing Trust Fund (HTF), Neighborhood Stabilization Program (NSP), Office of Colonia Initiatives (OCI) Programs, and other single family programs as developed by the Department.

(c) Single family programs are designed to improve and provide affordable housing opportunities to low-income individuals in Texas in accordance with Texas Government Code, Chapter 2306, and any applicable statutes and federal regulations.

§21.2. Applicability.

Unless otherwise noted, this chapter only applies to single family programs. Program rules may impose additional requirements related to any provision of this chapter.

§21.3. Definitions.

(a) Any capitalized terms that are defined in Texas Government Code, Chapter 2306, and Chapter 1 of this title (relating to Administration), Chapter 20 of this title (relating to Single Family Programs Umbrella Rule), or other Department rules, have, when capitalized, the meanings ascribed to them therein.

(b) The following words and terms, when used in this chapter, shall have the following meanings unless the context or the Notice of Funding Availability (NOFA) indicates otherwise.

(1) ENERGY STAR Certified Appliances, Equipment, and Products--Labeled appliances, equipment, and products that are independently certified to save energy without sacrificing features or functionality, meeting the US EPA's specifications for energy efficiency and performance.

(2) ENERGY STAR Certified Home--A new home that has earned the ENERGY STAR label and has undergone a process of inspections, testing, and verification to meet requirements set forth by the US EPA.

(3) ENERGY STAR Certified Manufactured Housing Unit--A home that has been designed, produced and installed by the home manufacturer to meet ENERGY STAR requirements for energy efficiency.

(4) RESNET--Residential Energy Services Network. RESNET is an independent, nonprofit organization established in 1995 to help homeowners reduce the cost of their utility bills by making their homes more energy efficient. RESNET-certified Home Energy Systems Raters are required to inspect, test, and verify homes for ENERGY STAR certification.

- (5) WaterSense Labeled Fixtures--Labeled products that are backed by independent, third-party testing and certification, meeting the US EPA's specifications for water efficiency and performance.
- (6) US EPA--United States Environmental Protection Agency.

#### §21.4. General Requirements.

The following general requirements shall apply to all single family construction activities.

- (1) This chapter shall go into effect on January 1, 2015. All construction activities funded by a Contract with an effective date on or after January 1, 2015, or a Reservation of Department funds submitted on or after January 1, 2015 shall comply with this chapter.
- (2) Local residential building codes that exceed some or all parts of this chapter shall take precedence.
- (3) A final inspection conducted by Administrators confirming compliance with this chapter shall be required for release of final payment from the Department.

#### §21.5. New Construction, Reconstruction and Manufactured Housing Unit Activities.

- (a) Single family residential dwellings, as defined in §388.002 of the Health and Safety Code, that are newly constructed or reconstructed shall comply with §388 of the Health and Safety Code (Texas Building Energy Performance Standards).
- (b) Effective January 1, 2012, the Texas State Energy Conservation Office adopted the 2009 International Residential Code (Chapter 11) as the state-mandated energy code for all residential construction, one- and two-family residences of three stories or less above grade.
- (c) For construction activities that start on or after September 1, 2016, Chapter 11 of the 2015 International Residential Code is adopted as the energy code in Texas for single family residential construction.
- (d) Manufactured Housing Units that are installed as replacement for sub-standard housing shall be ENERGY STAR certified.

#### §21.6. Rehabilitation Activities.

- (a) All rehabilitation activities funded by a Contract with an effective date on or after September 1, 2016, or a Reservation of Department funds submitted on or after September 1, 2016, shall comply with Chapter 11 of the 2015 International Residential Code as the energy code in Texas for single family residential construction.
- (b) If the proposed scope of work or the awarded construction contract for the Rehabilitation of an existing single family residential unit includes an item described in paragraphs (1) - (9) of this section, the following requirements shall apply:
  - (1) Replacement or installation of central heating and cooling equipment shall be sized as specified in Chapter 14, Section M1401.3 of the 2009 International Residential Code;
  - (2) If central heating and cooling equipment is replaced or installed, ductwork located in unconditioned spaces shall be sealed in accordance with Chapter 14, Section M1601.4.1 of the 2009 International Residential Code. Ductwork located in unconditioned spaces shall be insulated to R-8;
  - (3) If central heating and cooling equipment is replaced or installed, attic insulation shall be increased to R-30 (R-38 in Climate Zone 4 as defined by Chapter 11, Figure N1101.2 of the 2009 International Residential Code), including insulation covering the top plates of exterior walls. Baffles shall be installed in framing bays of existing soffit vents, as specified in Chapter 11, Sections N1102.2.1 - N1102.2.3 of the 2009 International Residential Code;
  - (4) If ductless heating and cooling systems (also known as mini-split, multi-split or variable refrigerant flow (VRF) heat pump systems) are replaced or installed, they shall be ENERGY STAR certified;

- (5) If exhaust fans are replaced or installed in bathrooms or kitchens, they shall be ENERGY STAR certified and installed in accordance with Chapter 15 of the 2009 International Residential Code;
- (6) If windows are installed, they shall be ENERGY STAR certified windows, meeting the U-factor and Solar Heat Gain Coefficient for the climate zone of the dwelling as identified in Chapter 11, Table N1101.2 of the 2009 International Residential Code;
- (7) Electrical fixtures, equipment and appliances that are replaced or installed, where applicable, shall be ENERGY STAR certified products;
- (8) Plumbing fixtures that are replaced or installed, where applicable, shall be WaterSense labeled products;
- (9) Domestic water heaters, storage and tankless, when replaced or installed, shall meet the Federal Energy Conservation Standards required by 10 CFR 430.32, and as they may be revised from time to time.